

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address STEVEN T. GUBNER - Bar No. 156593 RICHARD D. BURSTEIN - Bar No. 56661 ROBYN B. SOKOL - Bar No. 159506 BRUTZKUS GUBNER 21650 Oxnard Street, Suite 500 Woodland Hills, CA 91367 Telephone: (818) 827-9000 Facsimile: (818) 827-9099 Email: sgubner@bg.law rburstein@bg.law rsokol@bg.law <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: David Seror, Chapter 7 Trustee	FOR COURT USE ONLY
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UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SAN FERNANDO VALLEY DIVISION	
In re: OWNER MANAGEMENT SERVICE, LLC; OMS, LLC dba in California as OMS GLOBAL, LLC, f/k/a RAMSFIRE GLOBAL, LLC; RAMSFIRE EQUITY PARTNERS, INC.; WESTSIDE SERVICING COMPANY; CD-04, INC.; CREATIVE GROUP RESOURCE, LLC; DOROTHY MATSUBA; THOMAS MATSUBA; and, JAMIE MATSUBA, Debtor(s).	CASE NO.: 1:12-bk-10231-MT CHAPTER: 7 NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 06/24/2020	Time: 11:00 am
Location: Courtroom 302, 21041 Burbank Blvd., Woodland Hills, CA 91367	

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** 06/10/2020

Description of property to be sold:

Residential real property located at:
16442 McKeever Street, Granada Hills, CA 91334

Terms and conditions of sale:

Cash sale, no warranties, "as-is, where-is" "all faults" basis, without warranties, express or implied, and no contingencies, free and clear of all liens, claims, interests and encumbrances. Initial minimum overbid \$600,000.00, minimum increments of \$5,000 thereafter. Overbid deposit \$17,370.00, plus proof of financial worthiness to close sale, payable to "David Seror, Chapter 7 Trustee" due at sale hearing or prior thereto delivered to counsel for Trustee.

Proposed sale price: \$ 579,000.00

Overbid procedure (if any):

Minimum overbid of 600,000.00; \$5,000 minimum increments thereafter. Deposit of \$17,370.00 due at sale hearing or delivered to counsel for Trustee prior thereto at address set forth at top left of the first page of this Notice.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

June 24, 2020 at 11:00 a.m. in Courtroom 302, U.S. State Bankruptcy Court located at 21041 Burbank Blvd, Woodland Hills, CA 91367.

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Richard R. Burstein, Esq.
Robyn B. Sokol, Esq.
Brutzkus Gubner
21650 Oxnard Street, Suite 500
Woodland Hills, CA 91367
Tel: (818) 827-9000
Fax: (818) 827-9049
Email: rburstein@bg.law rsokol@bglaw.com

Date: 05/28/2020